

# REAL ESTATE

## SMALL ACREAGE FARMS WILL AGAIN BE POPULAR THIS FALL

**Trend for Smaller Tracts Capable of Intensive Cultivation Means Independence for Farmer, Greater Values for Valley**

Indications are that there will be a revival of business in small farming areas in this valley during the coming fall and winter. The present trend is for small tracts where an intensive cultivation will cause the wonderfully rich land to produce to its utmost. The effect of this will be to enhance the value of the land, the independence of the owner, the satisfaction of the community in general and to conserve the water wealth of the entire valley.

Already plans are on foot to place some splendidly situated property upon the market in the shape of twenty-acre farms, which will contain enough alfalfa acreage to support the stock necessary to run the place and leave still enough land for orchard and farm

to make a more than ordinary good living for the farmer and his family.

The recent exposition of farm products at the city hall plaza brought out the value of the best that can be produced and the theoretical work developed largely the information, coupled as it was with experience, that the smaller areas were more easily attended to than the larger because the time of the farmer for the small area was more available to each individual acre than it could possibly be to the excessive area.

The ultimate of the successful small area farmer is a tract of land well cultivated free from debt—a happy and prosperous farmer—a smiling valley, a faster growing city, contented inhabitants. The complaint is sometimes made that small acreage costs more highly per acre than the larger, but as an El Paso man here last week said: "It makes little difference what a man pays for acreage that is cultivatable to an intensive degree even if he pays up to \$1000 per acre, the land buyer still gets the best of it. There will never be another land crop."

## H. CLAY PARKER IS IN BUSINESS FOR HIMSELF

**Celebrates Change by Pulling Big Deal on Car Line**

H. Clay Parker, the well known real estate man, who for the past year or so has been connected with the C. W. Comstock company, has decided to row his own boat in the real estate marts of the state and has opened an office in the building on East Adams street occupied by Gotsinger & Tolleson, just off the lobby of the Adams hotel.

Mr. Parker celebrated his entering business strictly on his own account this week by purchasing for Mrs. T. W. Pemberton from the Pratt-Gilbert company 120 acres two miles west of Center street near the Glendale car line. The property is officially known as the SW 1/4 of the SW 1/4 of section 12 and the east half of the SW 1/4 of section 12, township 2 north, range 2 east. The consideration in the deal is understood to have been ample.

## ROSEMOUNT ADDITION STILL CLAIMS ATTENTION

**More Lots Sold in Coming Residence Proposition**

There is still something doing in the Rosemount addition, the selling of which is in the hands of Messrs. Gotsinger and Tolleson. Three more lots were disposed of in this attractive residence quarter during the past few days.

The O'Malley Lumber company was among the purchasers obtaining a well situated lot on one of the main streets of the addition. Mrs. Purvine purchased two lots equally well situated with that of the O'Malley company.

"Yes, we know it is summer," said R. W. Gotsinger yesterday, "and while this is supposed to be the dull season, we continue to do our business just the same."

It is said the United States Steel corporation has spent \$2,500,000 in the last six years for accident prevention.

## STATE TREASURER BUYS HOME IN CHELSEA PLACE

**D. F. Johnson Becomes the Owner of a Beautiful Home.**

David F. Johnson, treasurer of the state of Arizona, purchased through the office of Greene & Griffin what has been described as one of the most beautiful houses in Phoenix. It was completed a short time ago and has been admired by all who have seen it. Built of brick and plaster finish, the exterior is substantial and pleasing. The front porch extends across the entire front of the building, with a cement seat opposite the entrance to the den. The side effect is an architectural triumph, between the den and the breakfast room a clever pergola effect is introduced which is useful as well as ornamental. Cement walks all around the house add to its convenience. The white asbestos roof finishes the outside effect and the ventilating of the roof is one of the most practical ever adopted in Phoenix. The exterior is cozy and complete. Oak floors, walls beautifully tinted, the border being hand painted. In the den the walls are painted and finished in imitation of old leather, which is heightened by some clever hand work on the border. The sewing and dining rooms are large, with handsome electric fixtures, large pressed brick fireplace, and the usual built in features. The living room is separated from the den by folding doors. The dining room connects with the breakfast room in a clever manner, permitting of plenty of light, which is furnished by large French windows, which open to the pergola. Kitchen is fitted with a large wood-stone sink and open to a screen porch. The screen porch has an entrance to the basement. The basement is of brick and concrete and has one of the best hot air furnaces made, which connects with all rooms. Two large bedrooms with double closets, hall, bathroom and large screen sleeping room complete the house. Mr. Johnson will take possession at once.

Sturges Hay & Grain Co. Becomes Phoenix Seed & Feed Co., and the Best Chicken Feed Will Be Manufactured

An interesting change in Phoenix business circles took place last week when the Sturges Hay and Grain Company became the Phoenix Seed and Feed Co. Marshall Humphrey, retains his position as manager and vice president, with Ben Stanton as secretary and treasurer and Max Vialut of the Mesa Milling Company as president. The newly re-organized concern will continue to handle the seed, feed and poultry supply lines carried by the Sturges company, and in addition will immediately begin the manufacturing of an extensive line of poultry feeds.

Manager Humphrey has had much experience in both raising poultry and handling poultry feeds, and realizing that the imported feeds were not exactly adaptable to the needs of this section, has for some time desired to arrange to grind them locally, of home-grown materials. This the new company will do and the grinding and mixing machinery has already been ordered. Humphrey has just returned from Petaluma, California, where he has been studying poultry conditions, visiting the poultry feed mills, etc. Besides buying the machinery he engaged the services of a poultry feed grinding expert who will arrive in a few days to superintend the installing of the plant in the company's large warehouses at Second street and Harrison.

It appears that most of the imported feeds contain too much corn and other feeding foods, that are not desirable for feeding in warm climates. In the feeds to be ground here, very carefully worked out and tested formulas will be used, so that the various feeds, such as chick feed, scratch feed, laying and developing mash will each be best for their special purpose, and best for this climate. In addition to their retail business it is planned to do a wholesale business throughout Arizona and parts

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## MORE HOMES WILL SOON DOT HOLLYWOOD HEIGHTS

**Mr. and Mrs. Sidney Monroe Have Completed Residence There.**

Another handsome home for the Hollywood Heights addition is the news from the H. C. Thomas company for the week just ending. A. P. Jones has just completed a fine one out there for Mr. and Mrs. Sidney Monroe. It is well situated, has all city conveniences and will still further add to the attractiveness of this addition.

That the popularity of this addition is well up in the list of home tracts adjacent to Phoenix is well demonstrated. The following is a list of still more property owners out there which, when added to the list published by this paper last Sunday, will give a complete roster of recent purchasers.

C. A. Barr, H. W. Boyd, Mrs. Nellie Allen, W. L. Shiffer four lots, Mrs. S. A. Jenkins, Lester E. Kelly, Mrs. Fairy Rueter, Mrs. S. T. Hall, W. P. Arnold and J. W. Horton.

Within the course of the next few months the entire addition will be

dotted with homes. Already several of the recent purchasers of property in Hollywood Heights have signified their intention of building homes there.

## D. D. NORTHRUP IS NOW BUILDING IN KENILWORTH

Among the home builders in this section, none have been more active than the Southwestern Building and Investment company and the handsome Kenilworth addition is studded with handsome houses, the result of the activities of this organization. Among the recent property owners out there to avail themselves of the splendid location for a handsome residence is D. D. Northrup, who is having a fine home built for him on Willetta street by the side of the fine Halstead residence. This is another evidence of the desirability of the Kenilworth tract as a place for fine homes.

J. W. Hiedel of Washington, D. C., has been appointed advisor to the Ontario government in the matter of putting the new workman's compensation act into operation in that province.

## TEN HOUSES TO BE BUILT IN GROWING OAKLAND

**\$25,000 in Ten Homes—Greene & Griffin Form Syndicate to Do Work.**

The big Oakland tract, two blocks north of the State Capitol, will soon be one of the busiest spots in Phoenix. Anticipatory to the demand for homes in the fall, and realizing the present shortage in houses, the Greene & Griffin company has organized a syndicate of well known men engaged in the building trade, who will begin work this month on ten substantial brick houses. Over \$25,000 will be spent in constructing these houses. All will have five rooms, bath and screen sleeping rooms. Foundations will be of concrete, nearly all will be plaster finish on the exterior.

Several new and novel features that should prove popular will be introduced. The development of this tract will be watched with interest, as the size of the lots is a new departure. Oakland is the first and only tract where all lots have a uniform width of sixty feet. That this size should prove popular is not to be doubted, as of late years the width of houses has increased, with the result of crowding the usual size lot. The city water department is busy extending the big six-inch water main to all parts of the tract. Work will be finished this coming week. Two other lot purchasers are having plans drawn for houses to be erected in the early fall.

## ARIZONA THEATRE HAS CROWDS AT OPENING

More than twelve hundred people visited the Arizona Theater last night to attend the opening of the rehabilitated Savoy, to hear the great Wurdlitz Orchestra, and to see the splendid six reel drama, Captain Alvarez. The picture is full of interest. It is the longest six reel subject that has ever been shown here taking two hours to run through completely.

The story it tells is remarkably interesting especially at this time when similar conditions to those related in the picture have occurred in Mexico. The scenes are laid in Argentine and revolution is dividing the country. Then amid these scenes of war and adventure, robbery and plunder the scenes of love are laid, that made Paul Gilmore famous when he essayed the same play on the legitimate stage. The performance is emphatically worth seeing.

Then the orchestra. It added a great deal to the pleasure of the evening. Under the able fingers of Fred Martin it gave forth some of the most beautiful music that has been heard here. Especially good was the Traumerl selection played during the course of the picture.

The question of state and national prohibition will be one of the principal matters of consideration at the convention of the International Union of Brewery Workmen, which is to meet in Baltimore in September.

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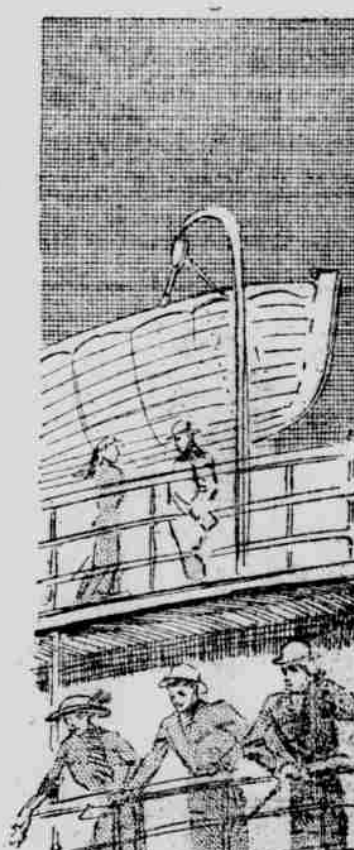
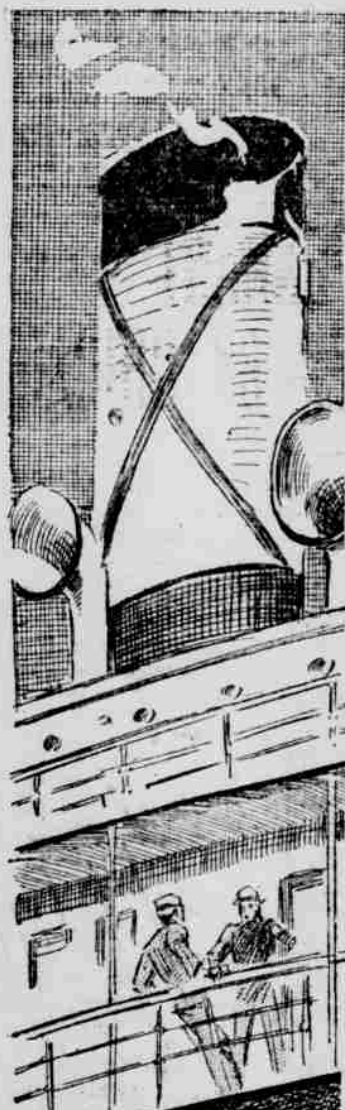
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